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**KENDALL COUNTY**  
**PLANNING, BUILDING & ZONING COMMITTEE MEETING**  
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179  
**SPECIAL AGENGA**

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Tuesday, December 14, 2021 – 5:30 p.m.

CALL TO ORDER:

ROLL CALL: Elizabeth Flowers, Scott Gengler (Chairman), Judy Gilmour (Vice-Chair), Dan Koukol, and Robyn Vickers

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from November 8, 2021, Meeting

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month  
Review of End of Fiscal Year Expenditure Report  
Review of End of Fiscal Year Escrow Report

PETITIONS:

1. **Petition 21 – 38 – Kendall County Planning, Building and Zoning Committee**  
Request: Text Amendments to the Kendall County Zoning Ordinance Pertaining to the Illinois Agricultural Experiences Act and Seasonal Festival Regulations  
Purpose: Petitioner Wishes Seasonal Festivals To Be a Permitted Use on A-1 Agriculture District and B-4 Commercial Recreation District Zoned Properties Without Restrictions, Updates to Appendix 9, Table of Uses, and Makes Citation Corrections to the Zoning Ordinance
  
2. **Petition 21 – 40 – Robert J. Fisher**  
Request: Amendment to the Future Land Use Map in the Kendall County Land Resource Management Plan by Reclassifying the Subject Property from Agricultural to Rural Estate Residential (Max 0.45 DU/Acre)  
PIN: 09-29-400-005  
Location: West Side of O'Brien Road Across from 16924 O'Brien Road in Seward Township  
Purpose: Petitioner Wishes to Rezone the Property to R-1 to Construct One House
  
3. **Petition 21 – 41 – Robert J. Fisher**  
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to R-1 One Family Residential District  
PIN: 09-29-400-005  
Location: West Side of O'Brien Road Across from 16924 O'Brien Road in Seward Township  
Purpose: Petitioner Wishes to Rezone the Property to R-1 to Construct One House

4. **Petition 21 – 46 – Greg Dady on Behalf of DTG Investments, LLC and Robert A. Baish on Behalf of Baish Excavating, Inc.**  
Request: Major Amendments to a Special Use Permit for a Landscaping Business Granted by Ordinance 2007-10 by Changing the Number of Employees Reporting to the Property, Amending the Site Plan, and Removing the Restrictions Forbidding the Parking and Storing of Vehicles, Equipment, and Landscaping Materials Outdoors  
PIN: 06-09-400-005  
Location: 3485 Route 126, Na-Au-Say Township  
Purpose: Petitioner Wants to Operate Landscaping Business at the Property; Property is Zoned A-1 Agricultural District

NEW BUSINESS:

1. Request for Guidance Regarding Enforcement of Special Use Provisions
2. Review and Approval of Policy Regarding Code Enforcement in Cases Where Parties Are Pursuing Compliance Through Legislative or Administrative Means (Examples Include Text Amendment, Map Amendment, Special Use Permit or Variance Applications)
3. Approval to Allow the Planning, Building and Zoning Department to Modify the Citation and Notice to Appear Form on an As-Needed Basis
4. Discussion Regarding Establishing a Policy Requiring Applicants to the Planning, Building and Zoning Department to Free of Debt to the County at the Time of Application Submittal
5. Discussion and Approval of Policy Allowing the Public to Use the Computer Systems in the County Boardroom During Planning, Building and Zoning Related Meetings and Hearings
6. Discussion of a Contract Between Kendall County and Wiss, Janney, Elstner Associates, Inc. Regarding the Historic Structure Survey in Kendall and Bristol Townships; Committee Could Refer the Proposal to the State’s Attorney’s Office
7. Discussion of Future Land Use Along Route 47 in Kendall and Lisbon Townships

OLD BUSINESS:

REVIEW VIOLATION REPORT:

REVIEW NON-VIOLATION REPORT:

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT:

REVIEW REVENUE REPORT:

1. Review of November 2021 Revenue Report
2. Review of 2009-2021 Revenue Report

CORRESPONDENCE:

1. Correspondence Related to the Temporary Use Permit Granted in December 2019 and Renewed in January 2021 (Petitions 19-45 and 20-31) for Portable Concrete Crushing Operations at 9211 Route 126 (PIN: 05-04-400-003) in Kendall Township

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT:

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.